

**CERTIFICATE OF INSPECTION**  
**VALID FOR ONE YEAR**

|                    |                             |                      |                         |
|--------------------|-----------------------------|----------------------|-------------------------|
| Address:           | 86 Southwick Drive          | Date:                | September 4, 2015       |
| Perm. Parcel No:   | 811-17-073                  | Use District:        | R-2                     |
| Present Occupancy: | 1 Dwelling Unit             | Permitted Occupancy: | 1 Dwelling Unit         |
| Owners Name:       | Bradley A. Stone            | Maximum Occupancy:   | 6 persons               |
| Mail to:           |                             | Property:            | Legal Conforming [X]    |
|                    | 1455 Windrow Ln.            |                      | Legal Non-Conforming [] |
|                    | Broadview Heights, OH 44147 |                      | Illegal []              |

Upon inspection, we find that said property is in need of repairs as follows:

**EXTERIOR ITEMS:**

1. Clean, repair or replace all gutters and downspouts as needed.
2. Trim all trees, bushes and/or shrubbery on the property, especially off house and garage roofs.

**GENERAL ELECTRICAL ITEMS:**

1. The panel must be grounded to the street side of water meter with #4 solid copper wire.
2. Knob and Tube wiring must be in its original condition. Knob and Tube wiring that has been tampered with must be removed and upgraded to non-metallic sheathed cable (Romex).
3. Any holes in the panel from missing breaker knock-outs, etc. must be plugged with correct appliance.
4. All lights, outlets and switches must operate properly. Electrical devices may not be painted.
5. The following receptacle outlets show an open ground and either must be grounded or replaced with two-prong receptacle outlets. Check all 3-prong outlets throughout house.

**GENERAL PLUMBING ITEMS:**

1. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
2. Install an air admittance valve and p-trap under kitchen sink.

**INTERIOR ITEMS:**

1. Install a new smoke detector on the first and second floor levels and in each bedroom.

**NOTICE:** THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

**NOTICE**

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

**PERMITS ARE REQUIRED FOR HVAC,  
PLUMBING, ELECTRICAL AND MAJOR  
CARPENTRY.**

**CITY OF BEDFORD BUILDING DEPARTMENT**

**Inspector: Robert Brown**

Certificate of Inspection  
**86 Southwick Dr.**  
Bradley A. Stone  
September 4, 2015

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

*This dwelling unit has been measured and determined to be approved for a maximum of SIX (6) occupants (total of both adults and children)*